



City of Dublin

**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To approve the August 9, 2012 meeting minutes amending page 2, changing the last word in the last paragraph, community to "committee" and on page 17 removing the word "said" in the 5th paragraph from the bottom, starting with Ms. Kramb.

VOTE: 7 – 0.

RESULT: The August 9, 2012 meeting minutes were approved as amended.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

1. Thomas Kohler PCD, Subarea D – Dublin Memory Care Facility

**Emerald Parkway
Final Development Plan**

12-029FDP

Proposal: A proposal for a 33,000-square-foot, one-story nursing care facility and all associated site improvements for a vacant, four-acre parcel within Subarea D of Thomas Kohler Planned Commerce District. The site is located on the southwest corner of the intersection of Emerald Parkway with Woerner-Temple Road.

Request: Review and approval of a final development plan application under the provisions of Zoning Code Section 153.050.

Applicant: Edwards Land Company, represented by Ben Hale Jr., Smith and Hale LLC.

Planning Contact: Claudia M. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: To approve this minor text amendment allowing a fence in Subarea D to be taller than four feet in height, in no case shall the fence rails be taller than six feet in height, and masonry accent columns may extend above the height of the fence rails an additional six inches, if architecturally appropriate.

VOTE: 7 – 0.

RESULT: This minor text amendment was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

1. Thomas Kohler PCD, Subarea D – Dublin Memory Care Facility

12-029FDP

**Emerald Parkway
Final Development Plan**

MOTION #2: To approve this Final Development Plan application because the proposal complies with the development text, the final development plan criteria and existing development in the area, with 11 conditions:

- 1) That, prior to filing for a building permit, the architectural site plan be updated to reconcile the discrepancies in the site data table;
- 2) That stone columns be included along the entire length of the fence spaced in 30-foot intervals on all applicable plan sheets and that the fence be at least two feet from the edge of the bikepath in the landscape buffer;
- 3) That the plans be revised to indicate wheel stops for all parking spaces that front a sidewalk;
- 4) That the replacement of the curb drop located on Woerner Temple Road with curb and gutter to match existing adjacent curb be indicated on the plans;
- 5) That the Woerner Temple Road sign be shown in the same location at least eight feet from the right-of-way on all applicable plan sheets and that encroachment forms be submitted with the sign permits;
- 6) That the meter pit be screened with landscaping if it is above grade;
- 7) That the applicant work with Planning to revise the sign detail to include a more decorative font;
- 8) That the applicant revise light fixture G1 to lower the wattage or replace the fixture with a lower intensity fixture;
- 9) That the applicant provide a solid wall, perforated pipe for the rain gardens and diversify the plant material palette;
- 10) That the plant material be pulled 3 to 4 feet away from the foundation and boxwood be substituted for the junipers; and,
- 11) That the applicant revise the elevations to redistribute exterior materials to reinforce the vertical dimension of the building rather than the horizontal dimension, or eliminate the stucco as a building material in lieu of brick and stone, subject to approval by Planning.

*Ben Hale, Jr., agreed to the above condition.

VOTE: 7 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II



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RECORD OF ACTION

SEPTEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

**2. Dominion Homes PUD
12-051AFDP**

**4900 Tuttle Crossing Boulevard
Amended Final Development Plan**

Proposal: Replacing the cedar shake roof with dimensional asphalt shingles for the Dominion Homes building located within the Dominion Homes Planned Unit Development District. The site is located at the northwest corner of the intersection of Tuttle Crossing Boulevard with Frantz Road.

Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.

Applicant: BRC Properties Inc.; represented by Shawn McAllister.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION: To table this minor text amendment and amended final development plan application at the request of the applicant.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was tabled.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Claudia D. Husak, AICP
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RECORD OF ACTION

SEPTEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

**3. Riverside PCD North, Subarea A3 – The Perimeter
12-050INF**

**Perimeter Drive
Informal Review**

Proposal: The potential development of a vacant 2.9-acre site with an approximately 14,000-square-foot retail building including two 5,000-square-foot restaurant spaces and associated patios in Subarea A3 of the Riverside Planned Commerce District North. The site is located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.

Request: Review and informal feedback.

Applicant: Paul Ghidotti, Daimler.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

RESULT: The Commission commented informally on this application for informal feedback for the potential development of a vacant 2.9-acre site with an approximately 14,000-square-foot retail building including two 5,000-square-foot restaurant spaces and associated patios in Subarea A3 of the Riverside Planned Commerce District North. The site is located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive. The Commission generally agreed with the applicant's proposal and understood the challenges for the development of the site as originally zoned and the changes in surrounding conditions. The Commission appreciated the architectural concept for the building and encouraged the applicant to address signs innovatively.

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The Planning and Zoning Commission took the following action at this meeting:


**4. Midwestern Auto Group PUD – MAG Audi
 12-057INF**

**5875 Venture Drive
Informal Review**

Proposal:	Architectural revisions to an approximately 7,900-square-foot car dealership for the Audi franchise for the Midwestern Auto Group dealership campus. The site is located on the south side of Venture Drive, north of US33/SR161.
Request:	Review and informal feedback.
Applicant:	Tim Galli; represented by Bradley Parish, Architectural Alliance.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

RESULT: The Commission commented informally on this application for informal feedback on architectural revisions to an approximately 9,570-square-foot car dealership for the Audi franchise for the Midwestern Auto Group dealership campus. The site is located on the south side of Venture Drive, north of US33/SR161. The Commission appreciated the applicant taking the Commission's previous comments into account by creating a building that meet the high quality, innovative and striking architectural requirements of the development text and the existing and approved MAG buildings. The Commission requested the applicant lower the proposed sign to 15 feet and provide information regarding the durability and maintenance of the proposed metal rain screen building material.

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

**5. Community Plan 2012 Amendment
12-046ADM**

Administrative Request

Request: Review of draft modifications to the area plan in the 2007 Community Plan as part of the 2012 Community Plan Amendment process.
Planning Contact: Justin Goodwin, AICP, Planner II.
Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

RESULT: A brief overview of the draft modifications to the area plans was presented.

STAFF CERTIFICATION



Justin Goodwin, AICP
Planner II